143.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,500 / 823,500
					USE VALUE:	823,500 / 823,500
					ASSESSED:	823,500 / 823,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANNENBAUM PAUL & MARCEY ANN	
Owner 2:	TRS/109 MT VERNON ST NOM RLTY	
Owner 3:		
Street 1:	109 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TANNENBAUM MARCY ANN -
Owner 2:	-
Street 1:	109 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 3024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	364,100	3,400	456,000	823,500
Total Card	0.115	364,100	3,400	456,000	823,500
Total Parcel	0.115	364,100	3,400	456,000	823,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.32 | /Parcel: 272.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,100	3400	5,000.	456,000	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	281,500	3400	5,000.	427,500	712,400	712,400	Year End Roll	1/3/2019
2018	101	FV	281,700	3400	5,000.	353,400	638,500	638,500	Year End Roll	12/20/2017
2017	101	FV	281,700	3400	5,000.	324,900	610,000	610,000	Year End Roll	1/3/2017
2016	101	FV	281,700	3400	5,000.	296,400	581,500	581,500	Year End	1/4/2016
2015	101	FV	265,800	3400	5,000.	290,700	559,900	559,900	Year End Roll	12/11/2014
2014	101	FV	265,800	3400	5,000.	270,200	539,400	539,400	Year End Roll	12/16/2013
2013	101	FV	266,200	3400	5,000.	257,100	526,700	526,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANNENBAUM MARC	73383-215	1	10/1/2019	Convenience	99	No	No		
	13267-415		8/1/1977		46,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1207	Porch	3,500	C				
6/28/2012	809	Heat App	18,600					INSTALL 2 NEW SYST
5/3/2011	381	New Wind	15,500					REPL 7 WINDOWS & 1
8/15/2007	694	New Wind	20,000			G9	GR FY09	replace fr and sid

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
7/16/2012	Info Fm Prmt	BR	B Rossignol
11/8/2008	Meas/Inspect	201	PATRIOT
5/6/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

92759

GIS Ref

GIS Ref

Insp Date

05/11/18

!11105!

PRINT

Date	Time
12/11/20	01:18:42

LAST REV

Date	Time
11/18/19	14:52:29

jorourke

11105

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06118417
Const Adj.:	1.00899994
Adj $ / SQ:	139.196
Other Features:	99786
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527657
Depreciation:	163574
Depreciated Total:	364084

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

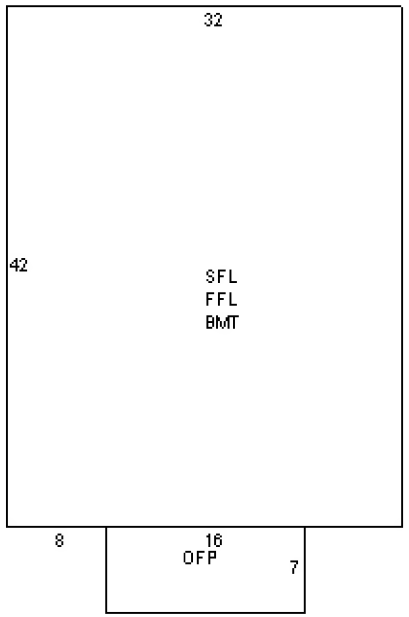
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.20
Special Features:	0	Val/Su Net:	90.80
Final Total:	364100	Val/Su SzAd	142.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,344	51.260	68,892
FFL	First Floor	1,344	139.200	187,079
SFL	Second Floor	1,210	139.200	168,371
OFP	Open Porch	112	31.510	3,529
	Net Sketched Area:	4,010	Total:	427,871
Size Ad	2553.5999	Gross Are	4144	FinArea 3024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400